

BASELINE COMMERCIAL

**GENERAL PLAN AMENDMENT, REZONE,
TENTATIVE PARCEL MAP, CONDITIONAL USE PERMIT
AND MINOR BOUNDARY LINE ADJUSTMENT
MITIGATED NEGATIVE DECLARATION
(SCH# 2021020058)**

Planning Staff: Chris Schmidt

Project Site



Project Site



Project Site



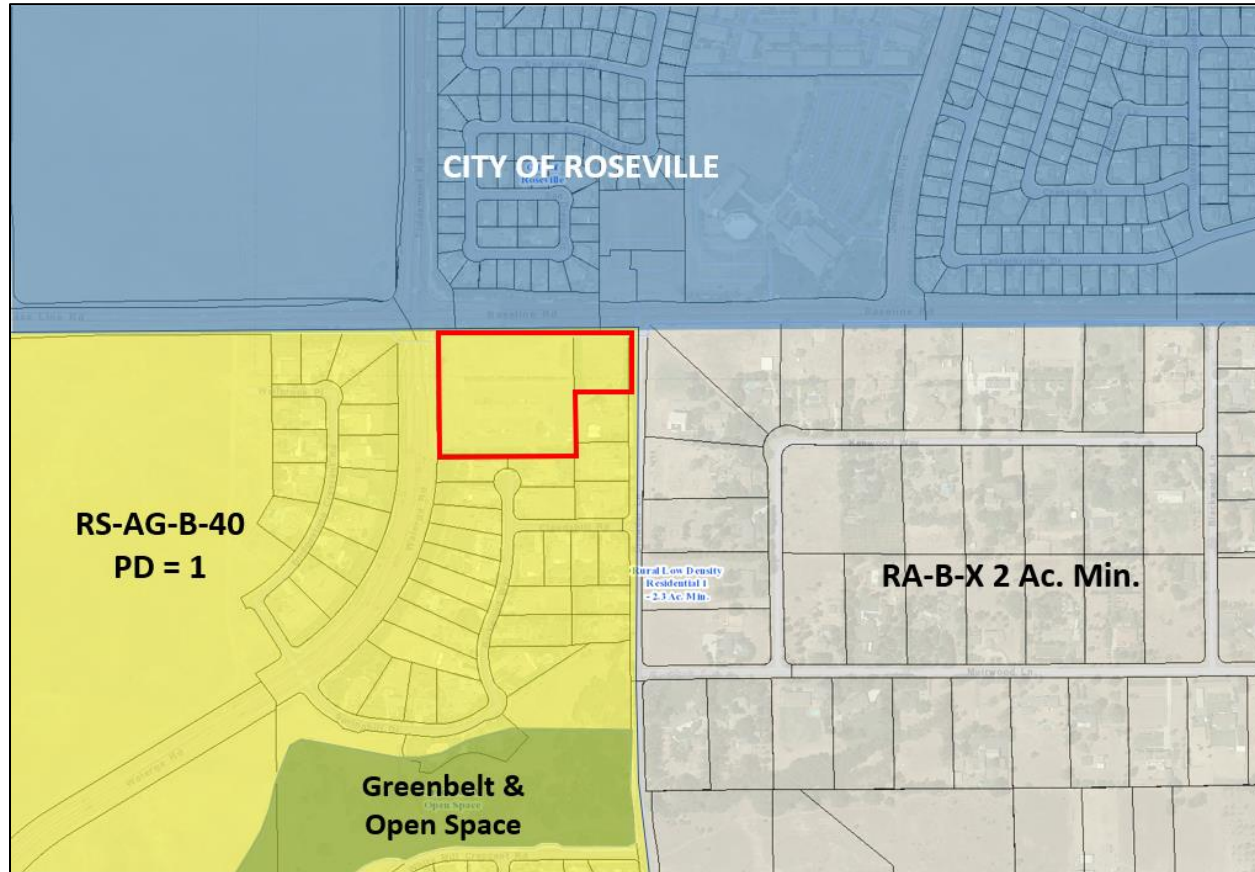
Project Site



Land Use Designation



Zoning

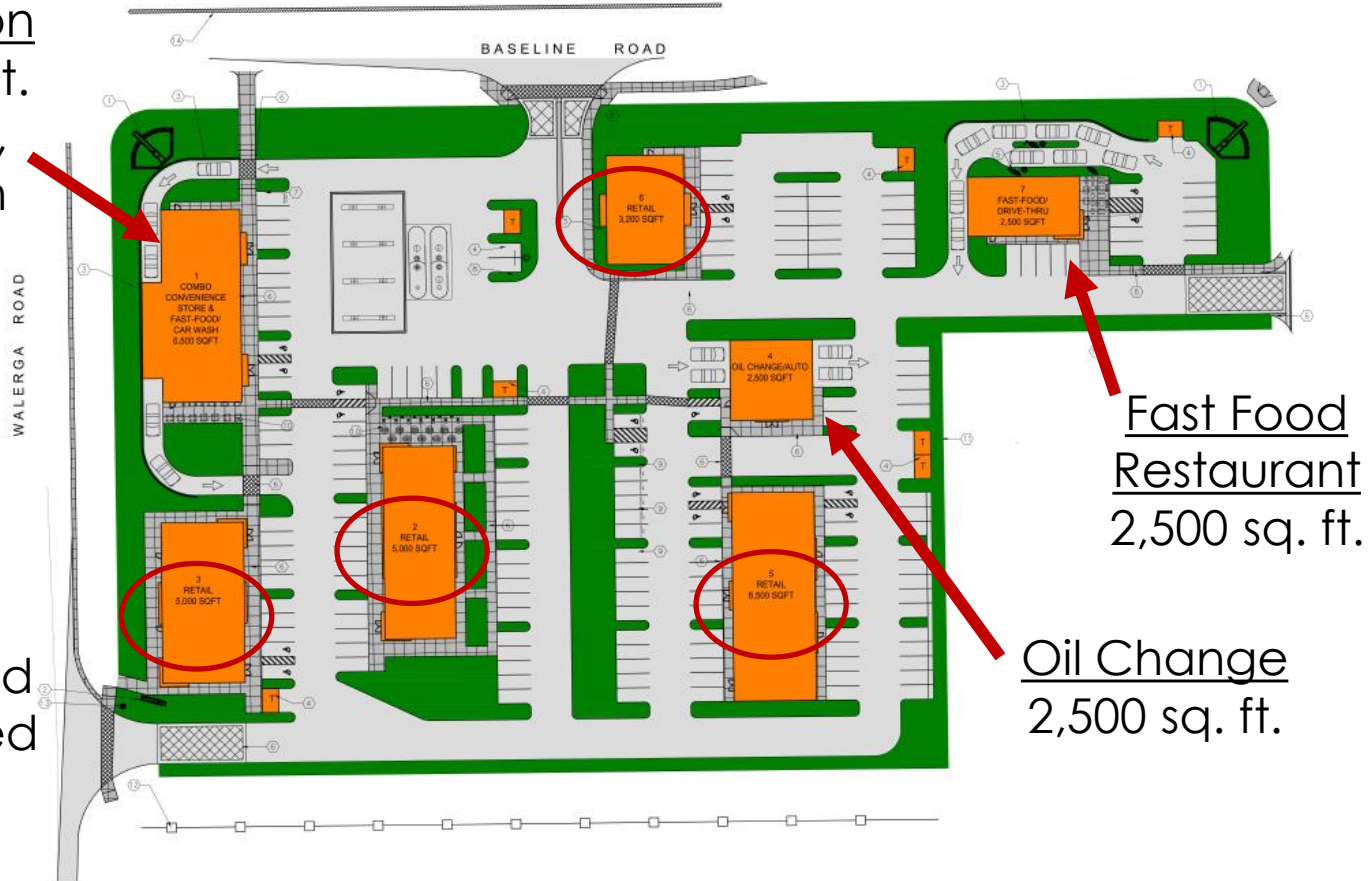


Proposed Project

Gas Station
6,500 sq. ft.
6 pumps,
car wash

Out-Buildings
19,700 sq. ft.

Parking
160 Required
174 Proposed



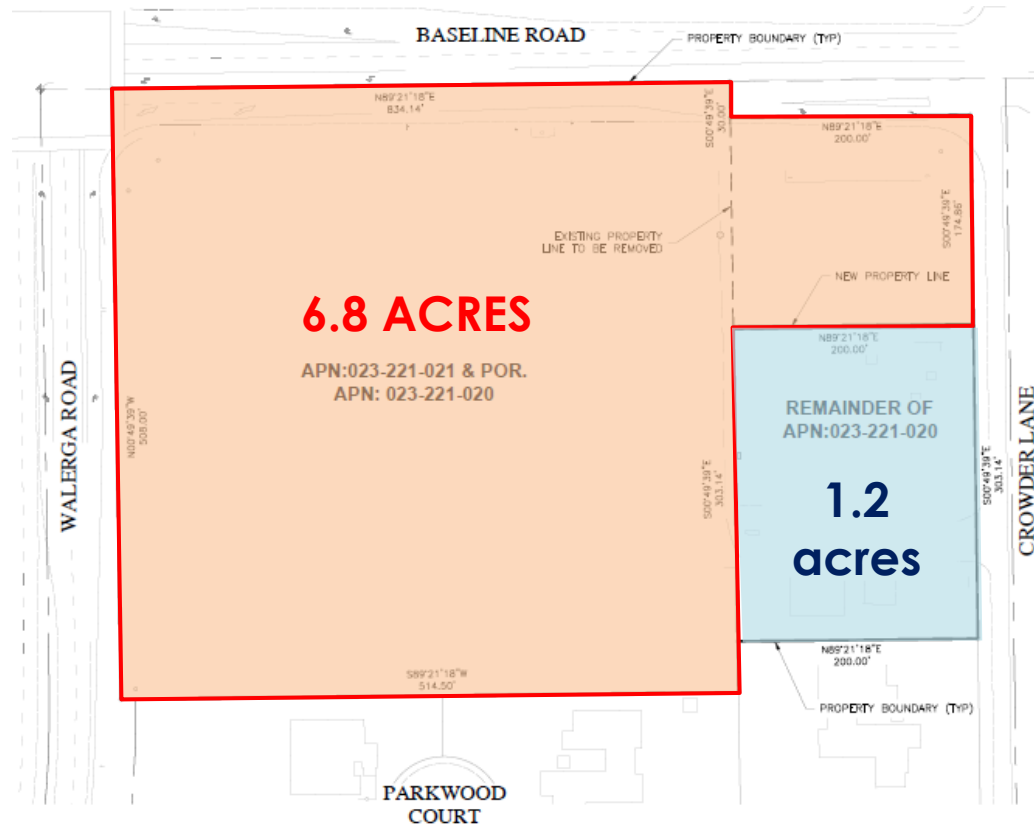
Fast Food Restaurant
2,500 sq. ft.

Oil Change
2,500 sq. ft.

Project Entitlements

- **General Plan Amendment** from Rural Low Density Residential to Commercial
- **Rezone** from RS-AG-B-40 PD = 1 to CPD-UP-Dc (Commercial Planned Development combining Use Permit, combining Design Scenic Corridor)
- **Minor Boundary Line Adjustment** to create the 6.8-acre project site
- **Tentative Parcel Map** to subdivide the site into seven lots
- **Conditional Use Permit** for a Shopping Center in the CPD zone

Minor Boundary Line Adjustment



Design



Design



All structures would be one-story with decorative elements up to 29 feet in height. The maximum height allowed within the CPD zoning district is 50 feet and in the adjacent Residential Single Family zone it is 36 feet.

Design



MRG:NICHIHA
PRODUCT: VINTAGE BRICK
COLOR: WHITE WASH



MRG:NICHIHA
PRODUCT: VINTAGE WOOD
COLOR: CEDAR

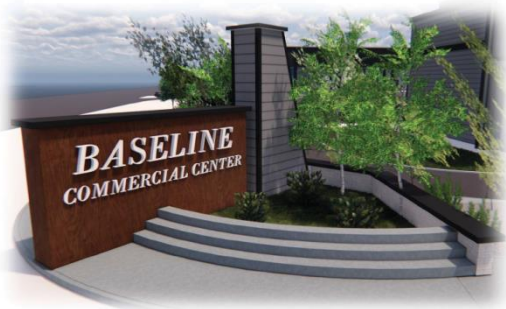


MRG:MBCI
PRODUCT: SIGNATURE 300 METAL
PANEL WALLS
COLOR: HARBOR BLUE



MRG:MBCI
PRODUCT: SIGNATURE 300 METAL
PANEL WALLS
COLOR: SLATE GRAY

Project Signs



Landscaping



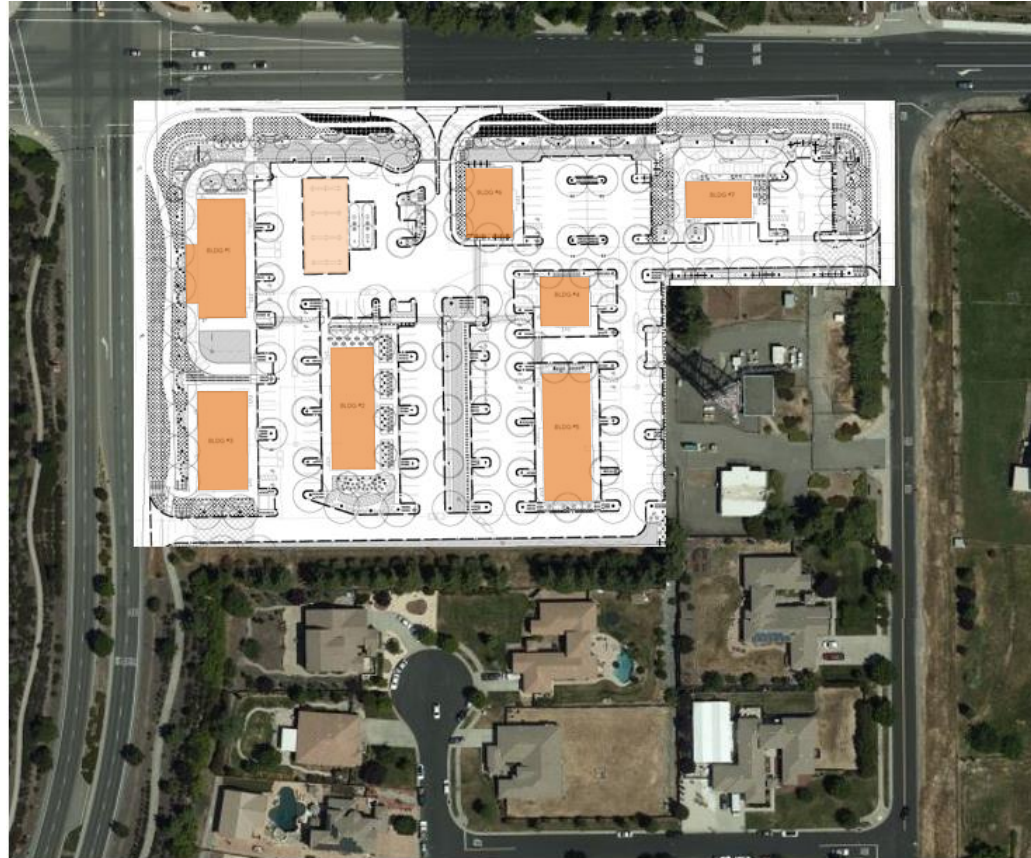
35' LARGE STREET TREES

Deodar Cedar
Chinese Pistache
Cork Oak
Interior Live Oak

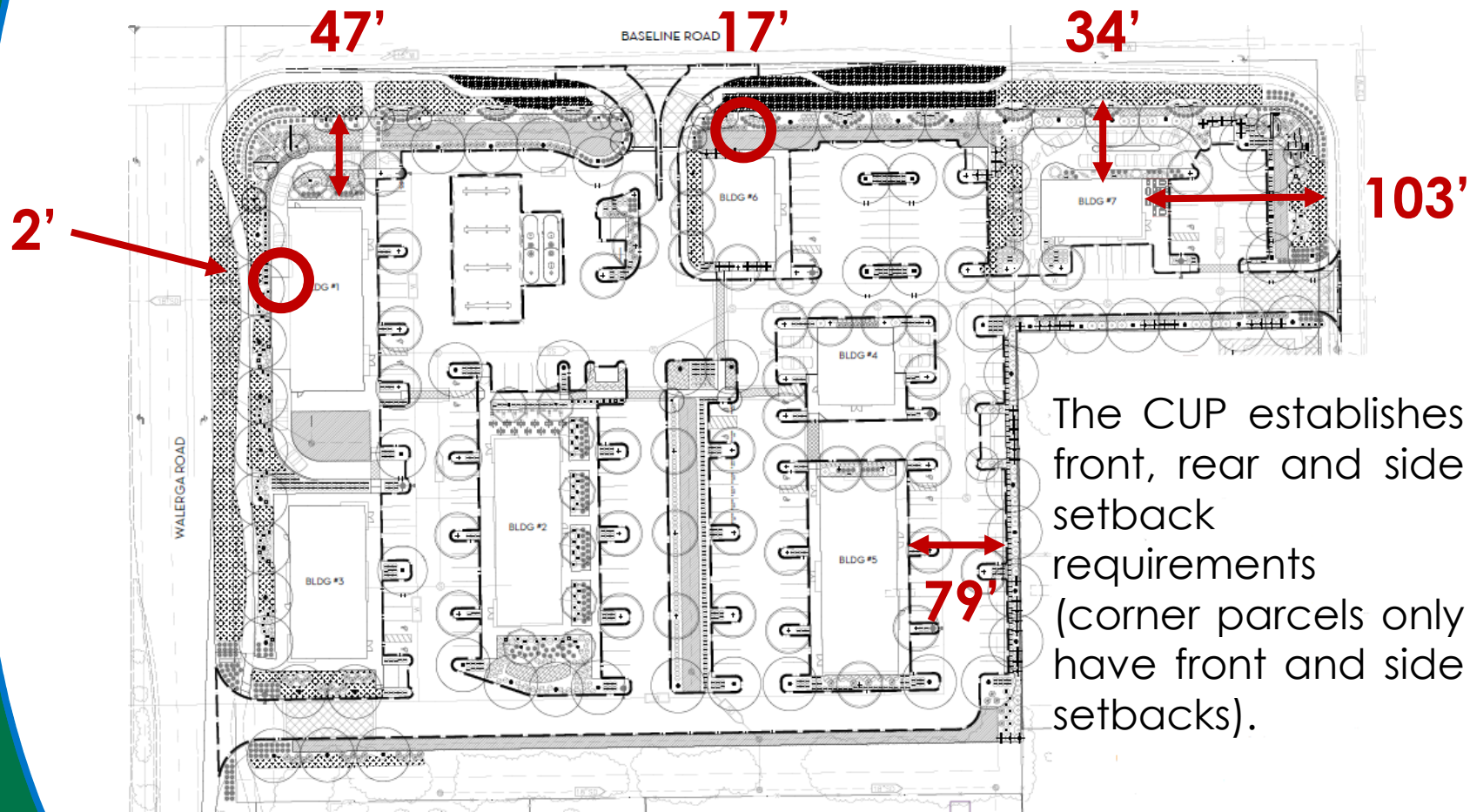
30'-35' DIA. SHADE TREES

Maple
Southern Magnolia
Chinese Pistache
Chinese Elm

Setbacks



Setbacks

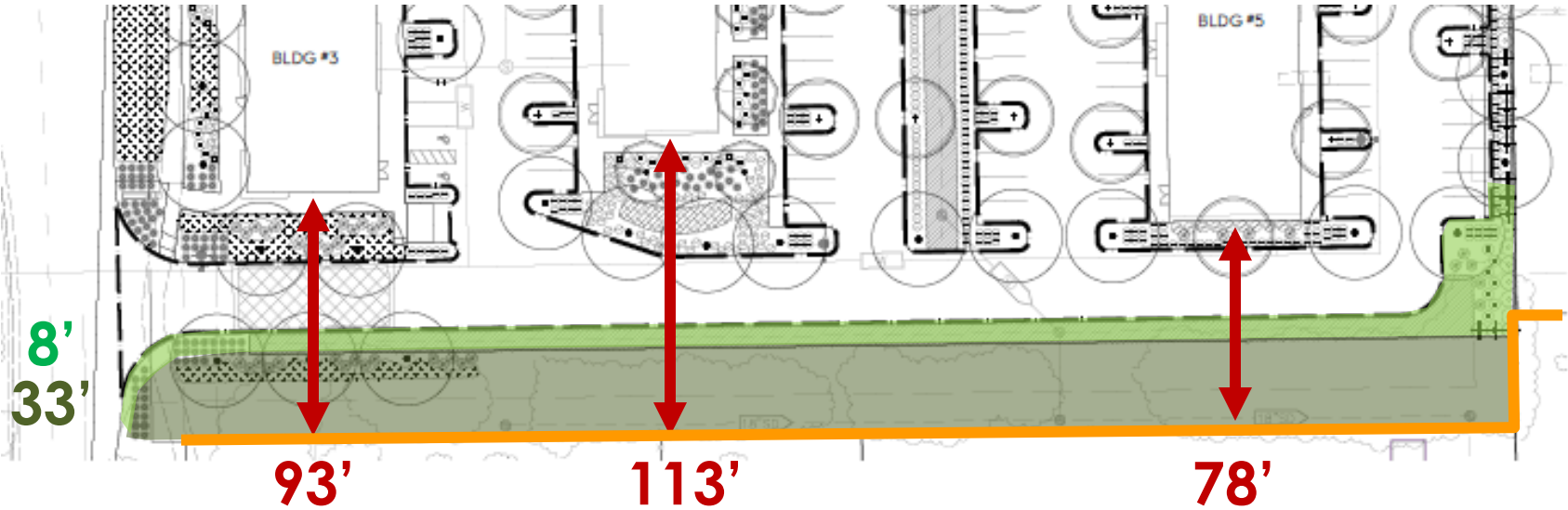


The CUP establishes front, rear and side setback requirements (corner parcels only have front and side setbacks).

Project Buffering



Project Buffering



Along the project boundary, the two residences on Parkwood Court have a **15-foot** side setback.

Project Buffering



Project Buffering



8'-8" T.O. ENCLOSURE

6'-8" T.O. WALL

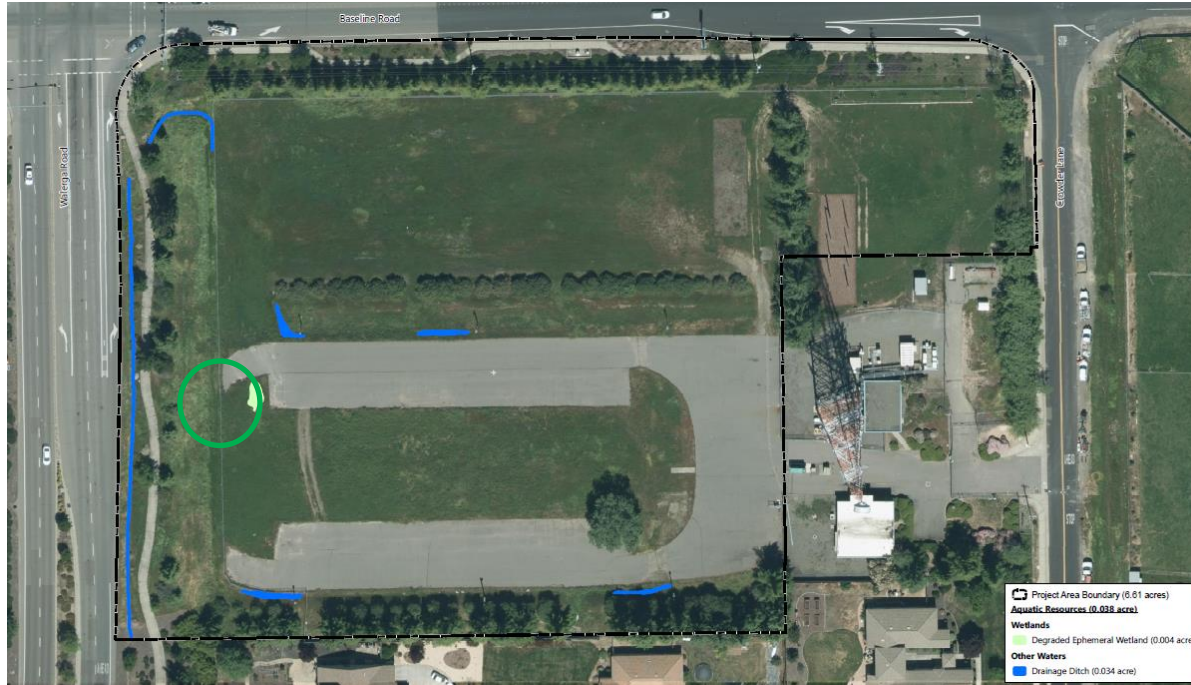
0'-0" A.F.F



Habitat Impacts



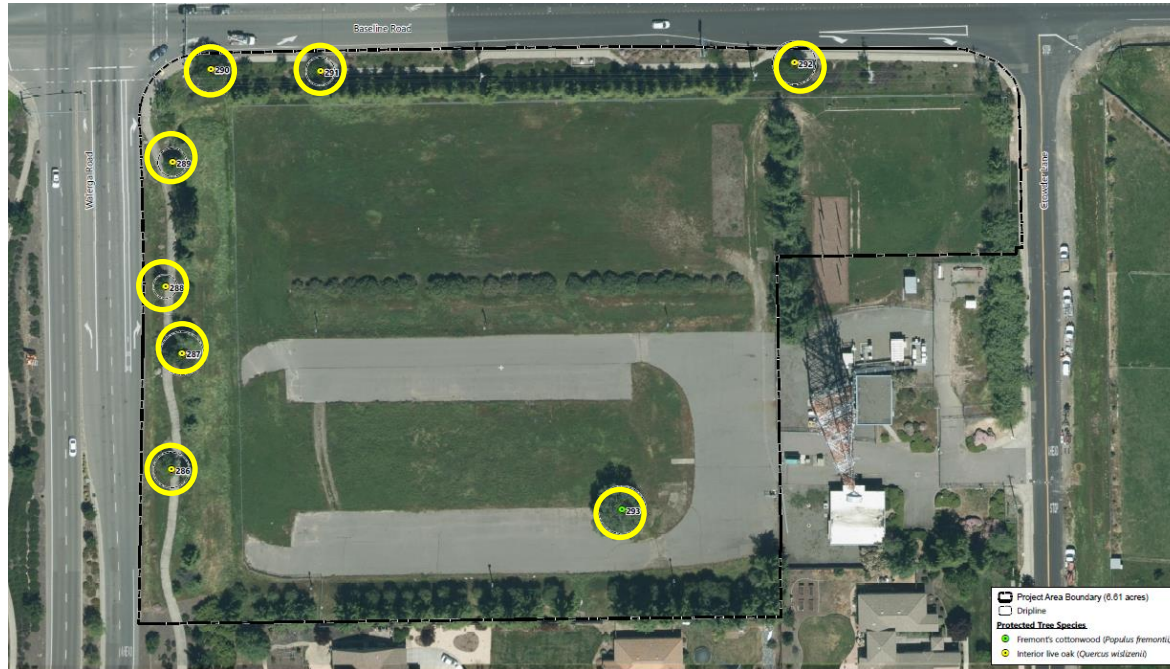
Wetland Impacts



Drainage Ditch
0.034 acres

Degraded
Ephemeral
Wetland
0.004 acres

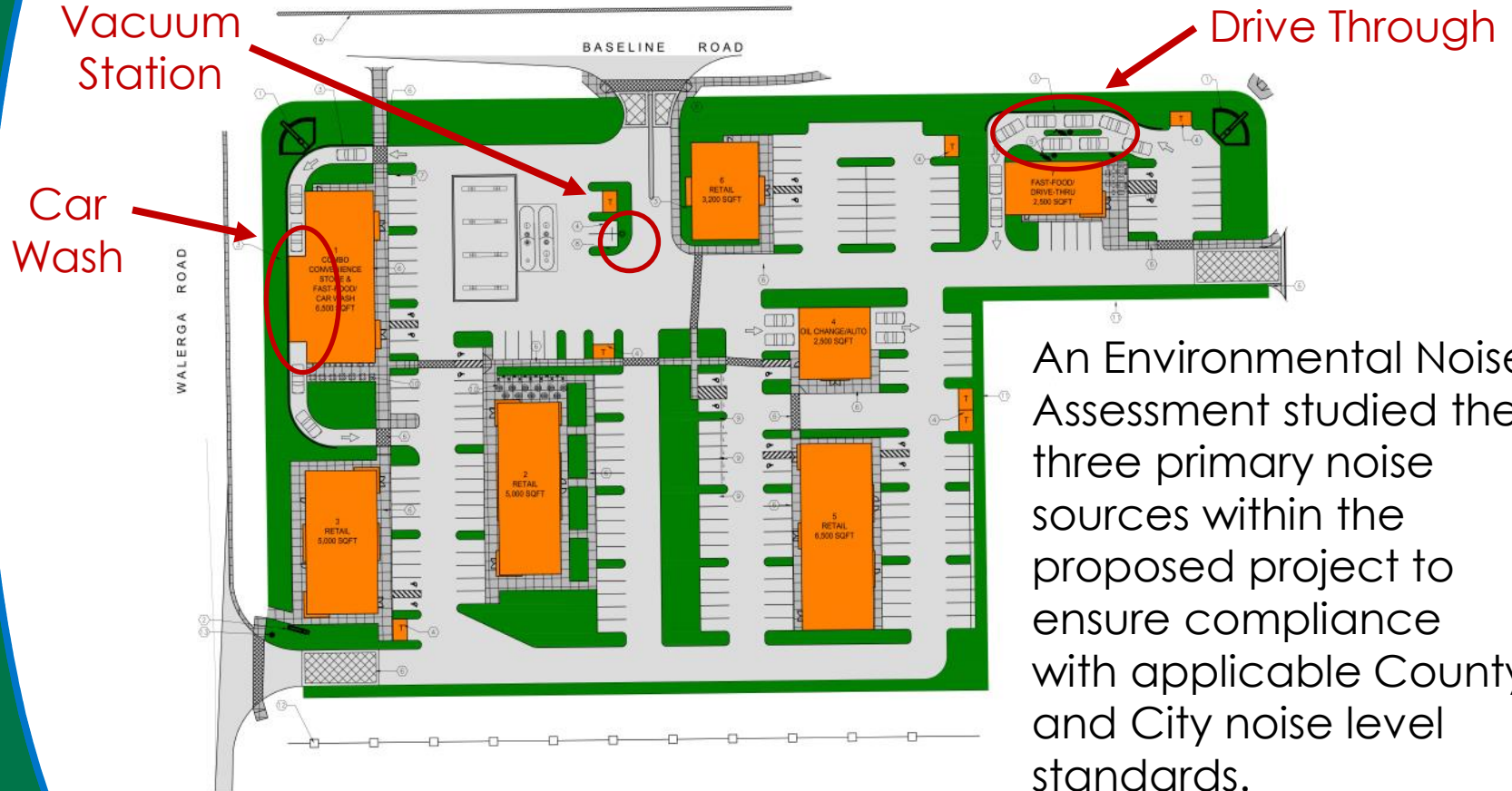
Habitat/Trees



Eight Protected Trees with a combined DBH of 107.7 inches would be removed

7 Interior Live Oak
1 Fremont Cottonwood

Noise



An Environmental Noise Assessment studied the three primary noise sources within the proposed project to ensure compliance with applicable County and City noise level standards.

Noise



Noise

Proposed Conditions of Approval:

- Limits the type and intensity of car wash dryer allowed
- Operation of the car wash and vacuum station is only allowed between the hours of 7:00 a.m. and 10:00 p.m.
- Supplemental analysis of vacuum system is required
- Speaker board specs to be submitted to County for review once the speaker is selected for the menu board
- Truck deliveries and parking lot sweeping only permitted between the hours of 7:00 a.m. and 10:00 p.m.

With the proposed conditions in place, noise produced by the proposed project is predicted to satisfy the applicable Placer County Code and City of Roseville General Plan noise level standards at the nearest residential property lines.

Lighting

Proposed Conditions of Approval:

- The parking lot shall be illuminated by using 14-foot decorative LED fixtures mounted on metal poles. Such luminaires shall utilize house side shields to minimize light pollution to the areas outside of the property lines.
- Parking lot lighting shall be photocell controlled to provide automatic light reduction by a minimum of 50 percent between the hours of 11:00 p.m. and 6:00 a.m. for light standards closest to existing residential properties.



Gas Station Safety

As required by Health and Safety Code Section 25507, a gas station or oil change operator shall establish and implement a business plan for emergency response to a release or threatened release of a hazardous material.



1. Tanks and piping are fully contained within an integral secondary containment system which are both liquid and vapor tight.
2. All tanks and tank components are continuously monitored 24/7 via an electronic monitoring system.
3. Sensors are in place to cause automatic shutdown of the pump in the event a liquid leak is detected.
4. Annually inspected.

Gas Station Safety

5. Tank systems are equipped with overfill prevention equipment.
6. Bollards are installed around fuel dispensing pumps and piping inside the dispensers contain shear valves to prevent catastrophic release in the event of a vehicle collision.
7. Dispenser hoses are equipped with automatic break away hardware to stop a release in the event of a vehicle drive off with the nozzle still in the vehicle.
8. All stations are equipped with outside emergency shut off buttons to shut down the entire station to minimize the potential of release in event of an emergency.



Traffic

The proposed project would generate 5,988 daily trips including internal trips and 45 percent “pass-by” trips that are already drawn from existing traffic. 2,963 primarily daily trips would be added to area streets.

Use	Unit or Sq. Ft.	Daily	Trip Generation					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Retail	19,700 sq.ft.	739	11	8	19	36	39	75
Fast Food	4,000 sq.ft.	1,884	82	79	161	68	63	131
Gas Station/Conv. Store	16 pumps	3,285	102	98	200	114	110	224
Oil Change	2 Stations	80	4	2	6	6	4	10
Gross Trips		5,988	199	187	386	224	216	440
External Trips		5,389	181	167	353	201	195	396
Pass-by Trips		2,426	93	93	186	91	90	181
New Trips		2,963	88	74	162	110	105	215

Current Traffic Counts

Baseline Road: 14,684 vehicles/day (52,900 projected)

Walerga Road: 23,188 (53,100 projected)

Crowder Lane: 1,159

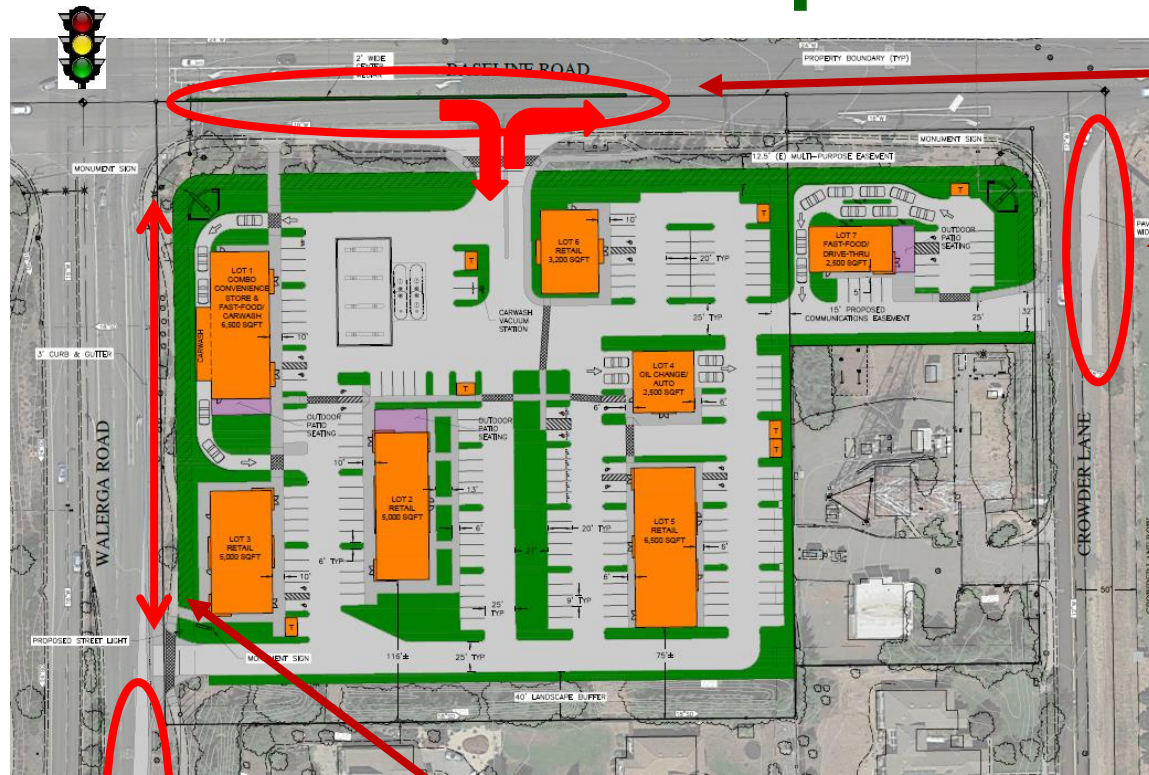
Vehicle Miles Traveled (VMT)

The most likely effect on regional travel associated with the development of the project is to slightly reduce the length of trips made by area residents that are today made to larger retail centers.



Pursuant to Placer County's adopted VMT screening criteria, this project falls under the adopted screening criteria for VMT because it is a "locally serving" retail project under 50,000 square feet. The regional effect on VMT is likely to be a reduction caused by offering a closer shopping option for some customers.

Road Improvements



Center Median

Crowder Widening

New Curb and Gutter

Deceleration Taper

Nearby Development



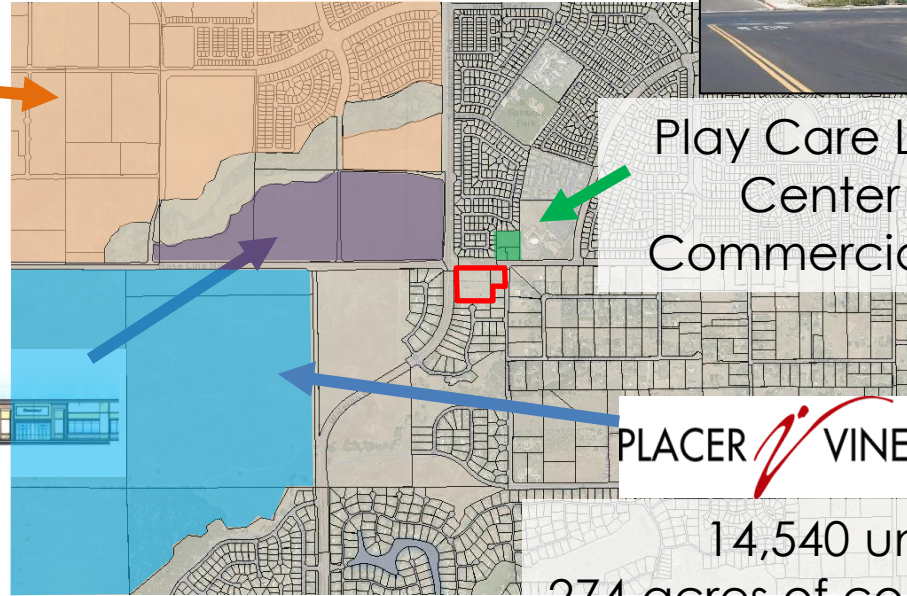
Sierra Vista
8,679 units / 4.1 million sf
commercial on 2,064 acres



Baseline Marketplace
745,300 sf commercial



Play Care Learning
Center and
Commercial Space



14,540 units
274 acres of commercial
on 5,230 acres

Nearby Development

The Plan area population more than tripled between 1980 and 2010, growing from 1,378 residents to a population of 5,025 in 2010.

Growth continued between 2010 and 2020, when roughly 1,332 residents and 330 new homes were added, which represents a 20 percent increase in population over that period.

The 2020 population of the Plan area is estimated at 6,347.



West Placer Commercial



The Community Plan has limited commercial-zoned land. Of the 9,200 acres in the plan area, 161 acres are zoned for commercial or retail development. Eighty-five percent of the commercial-zoned land, or 136.5 acres, is within the Placer Vineyards Specific Plan area.

West Placer Commercial



- Site 1: Riego Market
- Site 3: Subdivision Application
- Site 8: Self-Storage Facility
- Sites 9 thru 11: Placer Vineyards

8.9 acres –
Morgan Knolls
(61 lots)
2015

Community Plan Consistency

The Dry Creek West Placer Community Plan (1990) serves as the guiding land use document for the project. The project is consistent with several key goals of the Community Plan including:

- Encourage land uses that are **compatible with those uses existing and planned by adjoining jurisdictions** (Goal 2).
- Manage **land** as a resource, not as a commodity, in order that its **future use is beneficial to the community** (Goal 3).
- Locate urban and suburban development in areas where **urban services**, including school facilities, commercial facilities, and transportation facilities are **readily available** or can be made available in a timely fashion and at a level necessary to meet the anticipated rate of growth (Goal 6).

Community Plan Consistency

The proposed project is also consistent with key goals and policies of the Community Plan's Land Use chapter:

- **Provide adequate, convenient shopping areas for the commercial needs of residents and others where major transportation corridors connect the Plan area to other areas (Goal 3).**
- **Encourage compatibility between neighboring land uses (Goal 6).**
- **Allow for limited neighborhood commercial areas for the convenience of surrounding residents, so as to discourage unnecessarily long trips by automobile to reduce fuel consumption and maintain high air quality (Policy 9).**

Community Plan Consistency

- **Encourage logical expansion of the area by developing infill areas and those lands lying closest to existing developed areas before extending into outlying areas.** On a countywide basis, encourage infill of lands in cities and areas of the unincorporated portions of the county designated for urban uses before allowing the premature conversion of open space and agricultural lands (Policy 15).
- **Maintain strong design control of commercial and industrial areas** with strict adherence to the Placer County Design Guidelines (Policy 17).

Community Plan Consistency

Community Design Policy No. 8 calls for “avoiding the creation of new commercial areas along Baseline Road, west of Brady Lane in order to prevent strip commercial development, conflicting land uses, and areas of additional traffic conflicts, etc.” In addition, Land Use Policy No. 19 calls for the “prevention of strip commercial areas.”

The project site is located at a major intersection, across from commercial development in the City of Roseville. The proposal is reinforcing a planned commercial node on Baseline Road with neighborhood-serving retail space.

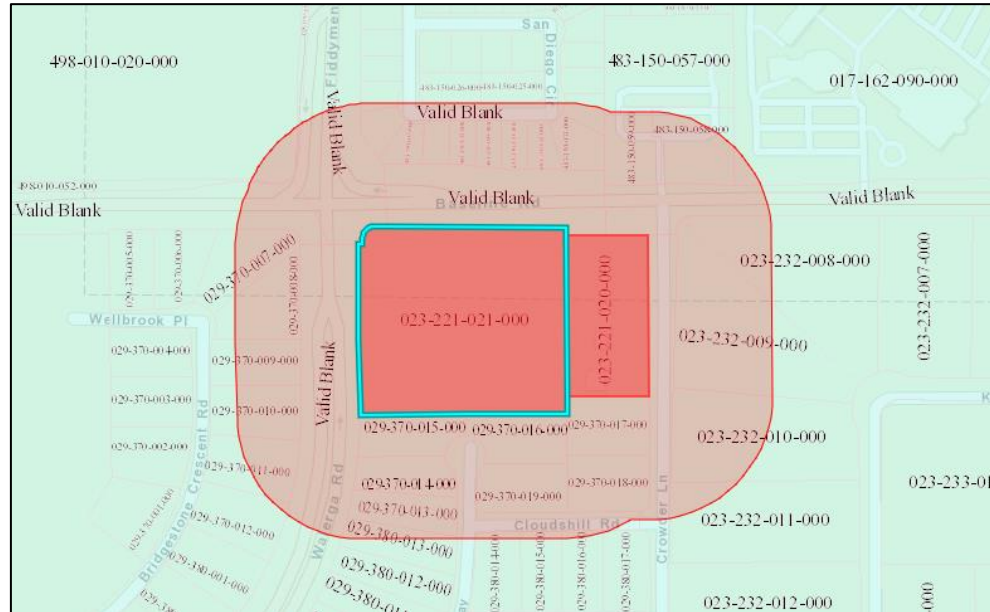
Environmental Review

A Mitigated Negative Declaration has been completed and all impacts can be reduced to less- than-significant with mitigation measures.



Public Notification and Comments

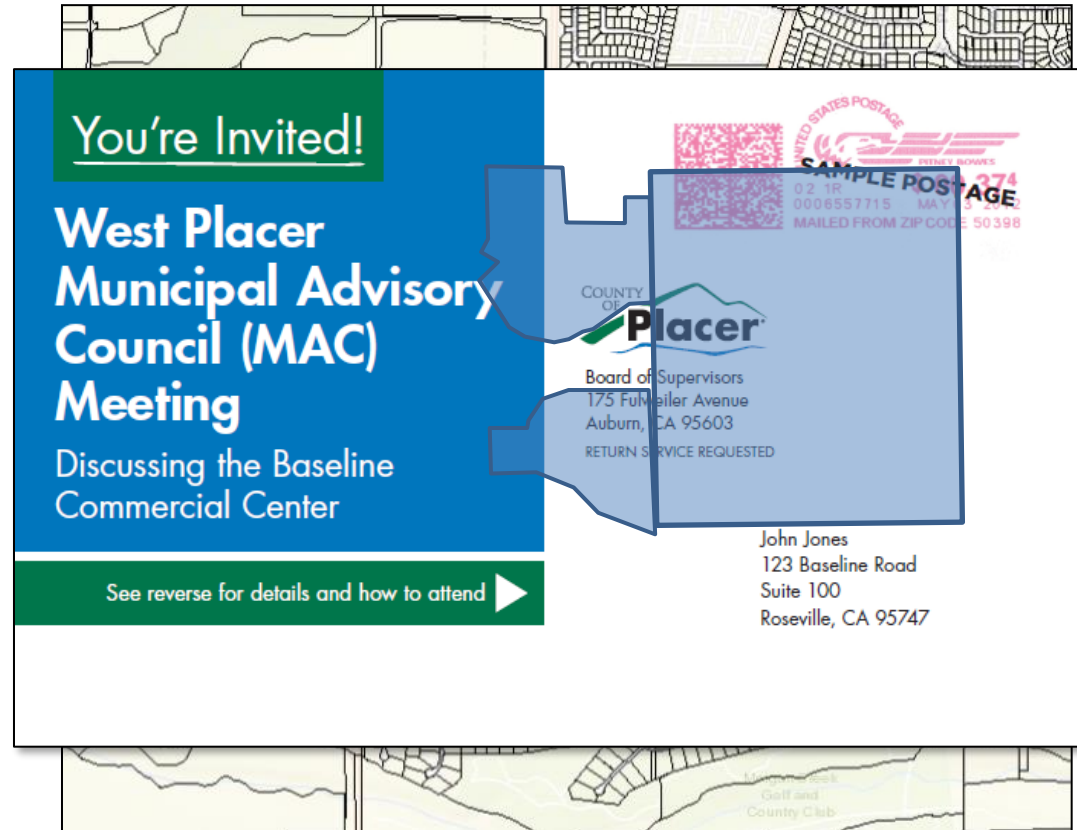
On June 23, 2020, the Planning Services division contacted 36 owners of 39 properties within 300 feet of the project site to provide a description of the proposed project and a staff contact person for more information.



Public Notification

Postcards informing nearby residents of the March 10, 2021 MAC meeting were sent to 224 property owners.

The mail out for the March 16, 2021 meeting went to 303 property owners.



West Placer MAC Meeting

Recommended Denial on March 16, 2021

(Yes: 0 / No: 4 / Vacant: 1)

Issues Raised Included:

- Impact on Property Values
- Neighborhood Compatibility
- Light Pollution
- Traffic
- Adequacy of Traffic Study
- Impact on Wells/Water
- Excessive Retail Space
- Crime
- Setbacks
- Sidewalks
- Noise
- Impact on Horses/Animals
- Building Height
- Inadequate Noticing
- Need for More Meetings

Planning Commission Hearing

Recommended **Approval** on March 25, 2021

(Yes: 5 / No: 2 / Absent: 0)

Issues Raised Included:

- Impact on Property Values
- Community Character
- Light Pollution
- Traffic and Access
- Need and Retail Plans in Area
- Creation of Strip Commercial
- Site Suitability
- Hours of Operation
- Property Rights
- Road Improvement Timing
- Groundwater Pollution
- Crime
- Noise
- Impact on Horses/Animals

Planning Commission Hearing

Recommended Modified Conditions:

1. Condition 1: Replace “16-pump gas station” with “six pump and 12 nozzle gas station” to limit the size of the future gas station as agreed to by the applicant.
2. Condition 117: Change the permitted hours of truck deliveries from “6:00 a.m. until to 10:00 p.m.” to “7:00 a.m. until 10:00 p.m.”.
3. Condition 118: Change the permitted hours of parking lot sweeping and garbage pick-up from “6:00 a.m. until to 10:00 p.m.” to “7:00 a.m. until 10:00 p.m.”.

Staff Recommendation

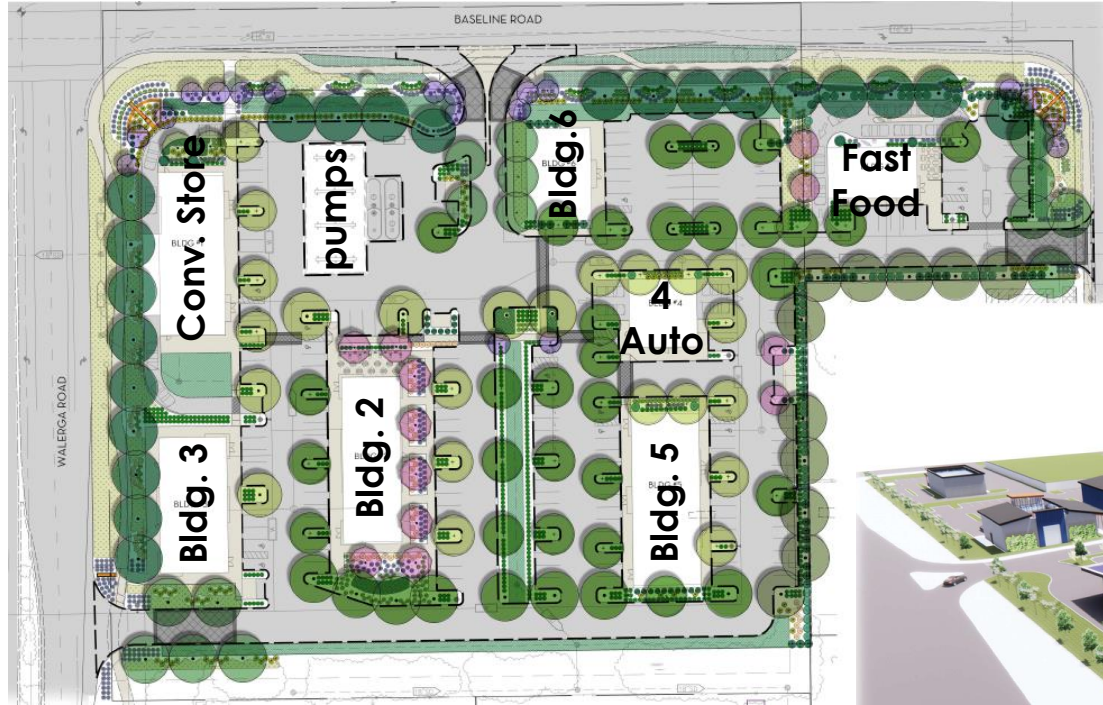
Take action to approve the Baseline Commercial Center project subject to the Conditions of Approval (Attachment G) found in the staff report packet by doing the following:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project as set forth in Attachment 'H' of the staff report packet;
2. Adopt a Resolution to amend the Dry Creek West Placer Community Plan Land Use Diagram as shown in Attachment 'E' of the staff report packet;
3. Adopt an Ordinance to rezone the Baseline Commercial Center project site (APNs 023-221-020-000 and 023-221-021-000) from RS-AG-B-40 PD=1 to CPD-UP=Dc as shown in Attachment 'F' of the staff report packet;

4. Approve the Baseline Commercial Center Tentative Parcel Map to create seven parcels as shown in Attachment 'B' of the staff report packet;
5. Approve the Conditional Use Permit for a retail shopping center in the CPD zoning district; and,
6. Approve a Minor Boundary Line Adjustment to create the 6.8 project site as shown in Attachment 'B' of the staff report packet.

All recommendations are based on the findings found in the staff report.

Questions



Applicant PowerPoint

WALERGA ROAD RELOCATION (MAY 2002)



WASHINGTON BOULEVARD AND PLEASANT GROVE BOULEVARD



WASHINGTON BOULEVARD AND ELEFA STREET



VILLAGE PLAZA DRIVE AND EMERALD PARK LANE



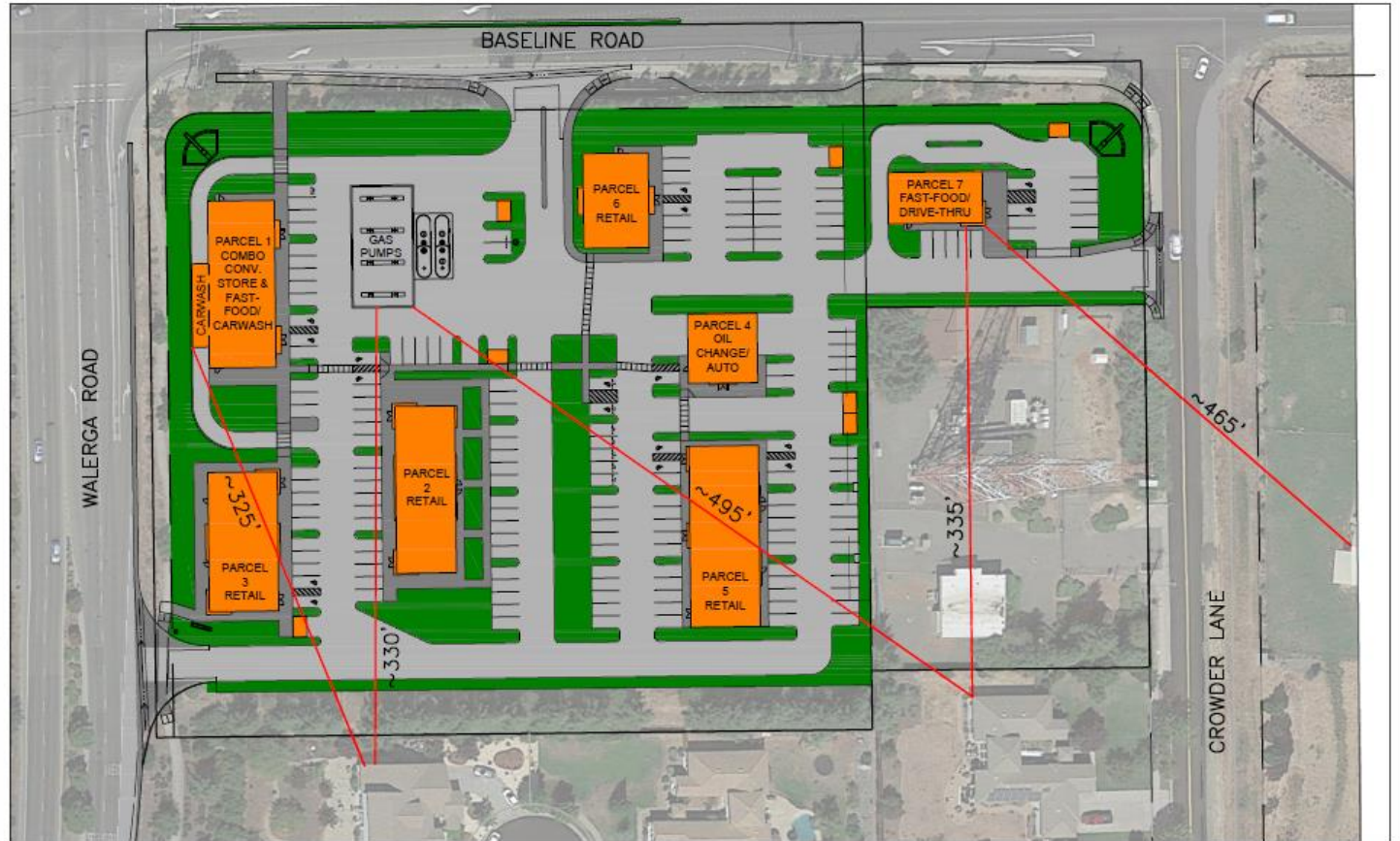
NORTHWEST CORNER OF FOOTHILLS BOULEVARD AND BASELINE ROAD



WOODCREEK OAKS BOULEVARD AND BLUE OAKS BOULEVARD



BASELINE COMMERCIAL CENTER SITE PLAN



End of PowerPoint

Remaining Slides will only
be used if necessary

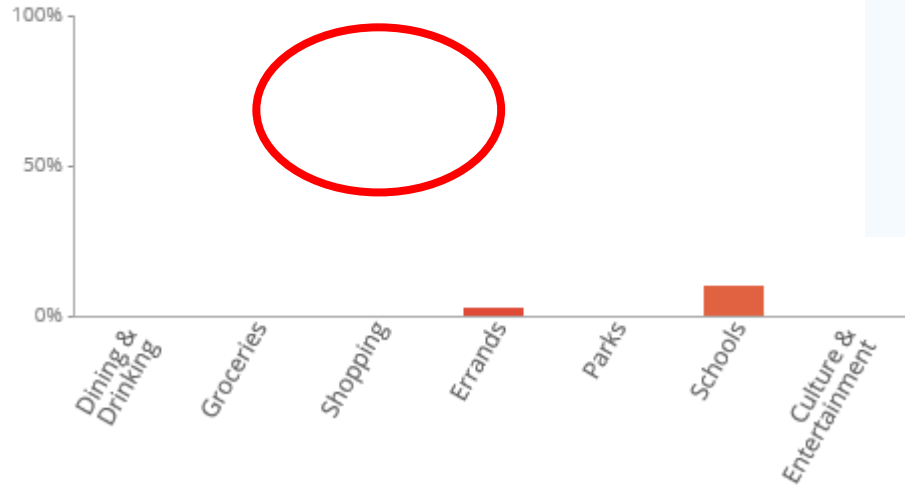
Walkability Score

8000 Crowder Lane

Roseville, California, 95747

Score Details

The Walk Score for 8000 Crowder Lane is based on the following categories.



Walk Score®

Description

90-100

Walker's Paradise

Daily errands do not require a car.

70-89

Very Walkable

Most errands can be accomplished on foot.

50-69

Somewhat Walkable

Some errands can be accomplished on foot.

25-49

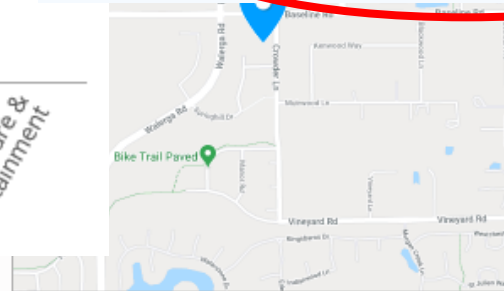
Car-Dependent

Most errands require a car.

0-24

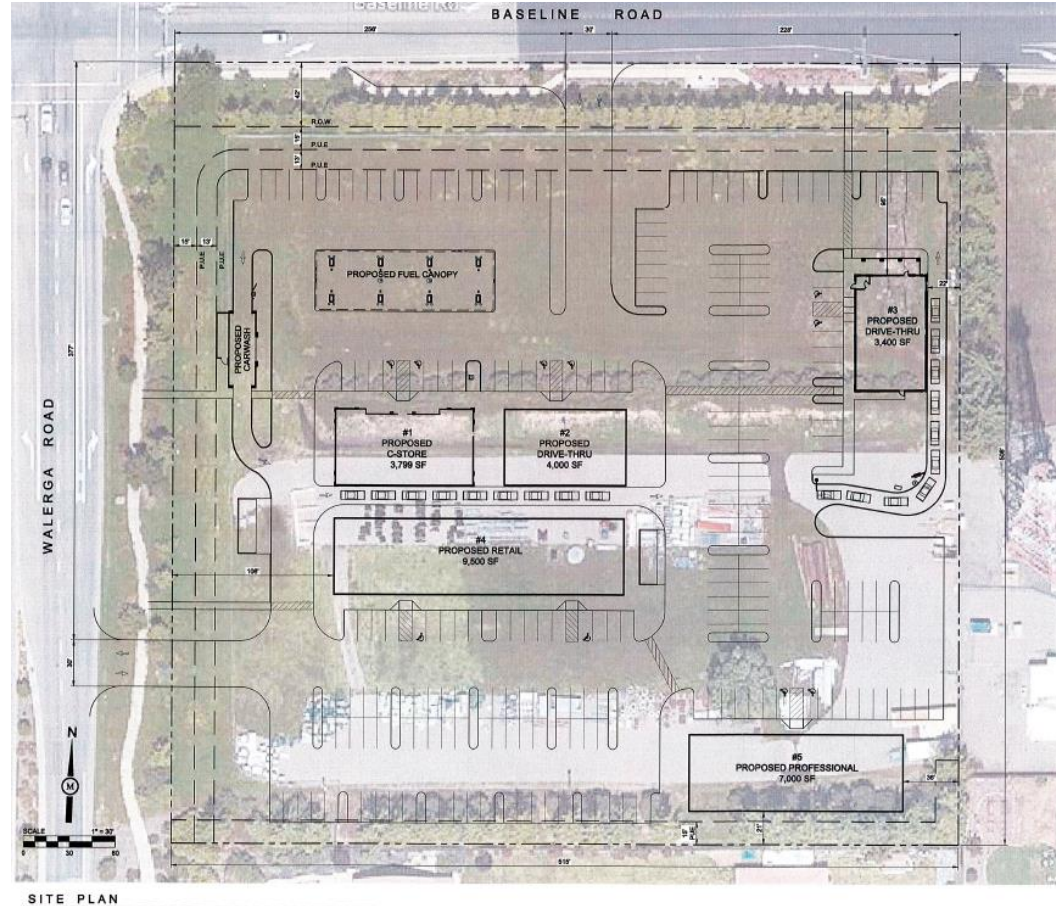
Car-Dependent

Almost all errands require a car.

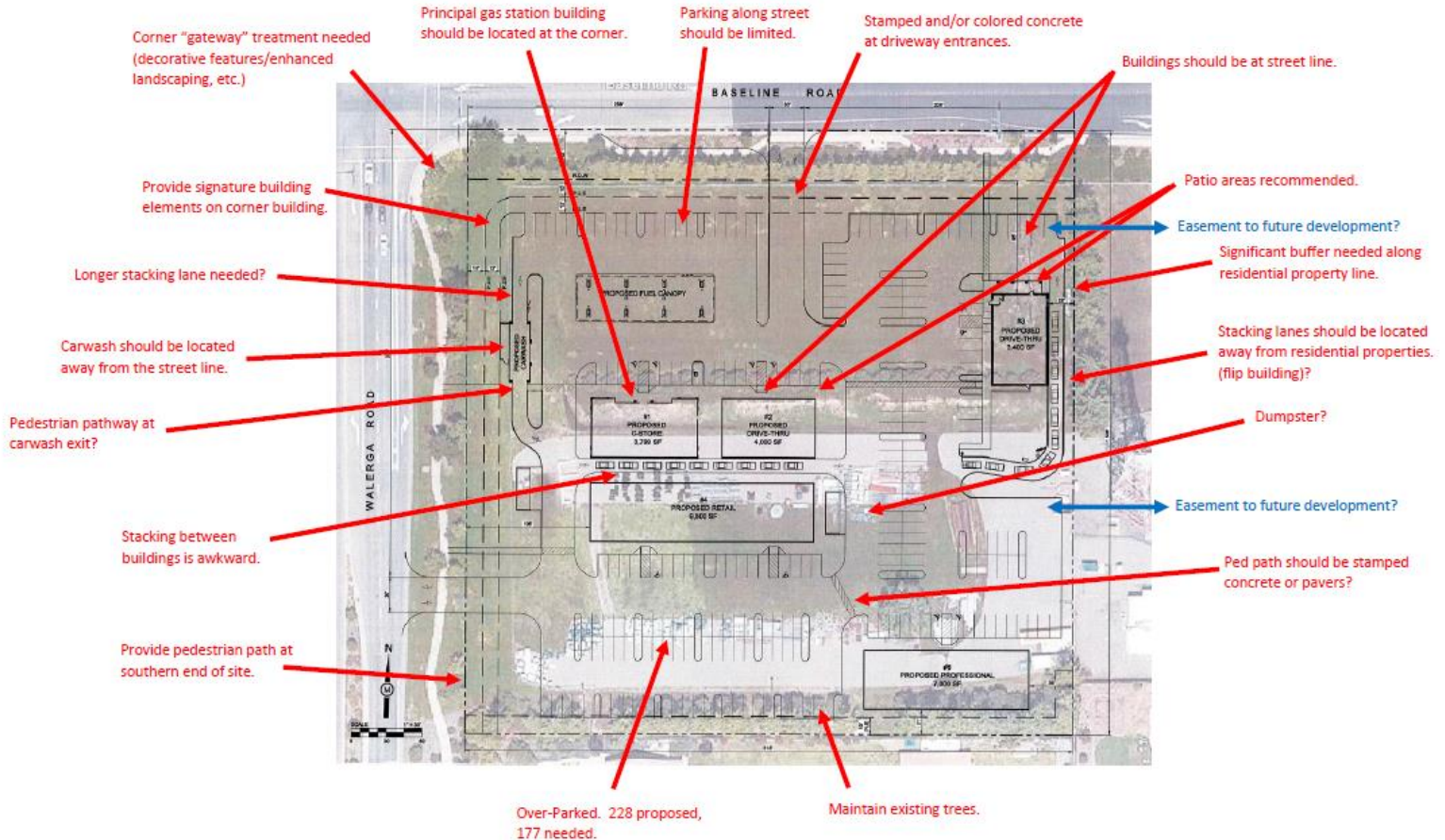


Project Evolution

May 2018



Project Evolution



Project Evolution

March 2019



Project Evolution

November 2019



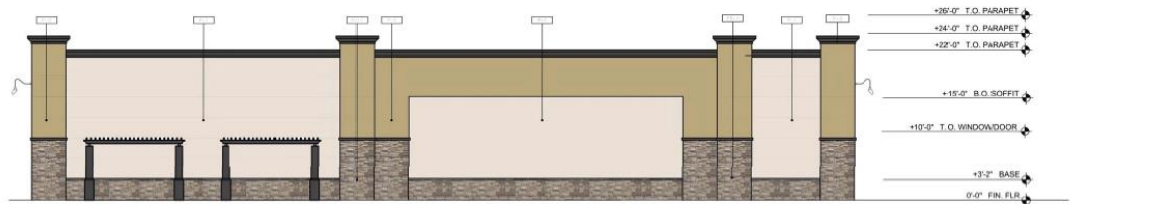
Project Evolution

June 2020



Project Evolution

May 2018



Project Evolution

June 2020

